

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
(Limited Liability Company/
Joint Tenancy)



Doc#: 0624805142 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/05/2006 12:08 PM Pg: 1 of 4

Ticor Title Insurance

THIS INDENTURE, made
this 1st day of August, 2006,
between Parc Chestnut L.L.C.,
a limited liability company and
existing under and by virtue of
the laws of the State of Illinois
and duly authorized to transact
business in the State of Illinois,
party of the first part,

ABOVE SPACE FOR RECORDER'S USE ONLY

and Ryan Holtzman and Steve Gold, 849 N. Franklin, Unit 521, Chicago, IL 60610,
party of the second part, not in tenancy in common, but in joint tenancy, WITNESSETH, that the party of
the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and good and
valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby
acknowledged, and pursuant to authority of the Managing Member of the party of the first part, by these
presents does DEMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, ~~not~~ in tenancy
in common, ~~with joint tenancy~~, and to heirs and assigns, FOREVER, all the following described real
estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

As more fully described in Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits
thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part,
either in law or equity, of, in and to the above described premises, with the hereditaments and
appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances,
unto the party of the second part, _____ heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and
with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything
whereby the said premises hereby granted are, or may be, in any manner encumbered or charged,
except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the
same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

(a) General real estate taxes for the current year not then due and for subsequent years,
including taxes which may accrue by reason of new or additional improvements during the year of
Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants,
restrictions, agreements, conditions and building lines of record and party wall rights; (d) the Illinois
Condominium Property Act; (e) terms, provisions and conditions of the Declaration of Condominium
Ownership for Parc Chestnut Condominium, including all amendments and exhibits thereto; (f) applicable
zoning and building laws and ordinances; (g) roads and highways, if any (h) unrecorded public utility
easements, if any; (i) Purchaser's mortgage, if any; (j) plats of dedication and covenants thereon; (k) acts
done or suffered by or judgments against Purchaser, or anyone claiming under Purchaser; (i) liens and
other matters of title over which the Title Company, as hereinafter defined, is willing to insure without
cost to Purchaser

Permanent Real Estate Index Number(s): _____

17-01-443-011 -015 17-01-445-001
-012 -016 -002
-013 -017 -006
-014 -020 -014

Address(es) of real estate: 849 N. Franklin, Dwelling Unit #521, Chicago, Illinois 60610

TICOR TITLE 592069

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BOX 15

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

PARC CHESTNUT L.L.C., an
Illinois limited liability company

By: Concord Homes, Inc., a
Delaware corporation, d/b/a
Lennar, its Managing Member

By: [Signature]
Its: Vice President

Attest: [Signature]
Its: Assistant Secretary

This instrument was prepared by:

Prian Meltzer
meltzer, Purtil & Stelle LLC
1515 E Woodfield Road 2nd Floor
Schaumburg, IL 60173

MAIL TO:

Kenneth S. Freedman
(Name)

40 Siskie Blvd #630
(Address)

Northbrook IL 60062
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Steve Gold
(Name)

849 N Franklin St #521
(Address)

Chicago, IL 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO _____

UNOFFICIAL COPYSTATE OF Illinois }COUNTY OF Cook }

ss.

I, Andrea L. Powers, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan Scalzo personally known to me to be the Vice President of and Tammy Albright, personally known to me to be the Assistant Secretary of Concord Homes Inc., a Delaware corporation, which is the Managing Member of Parc Chestnut L.L.C., an Illinois limited liability company ("Company"), and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day August, 2006.

K. M. [Signature]
Notary Public

Commission expires _____

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 29. 06

REVENUE STAMP

0000035645

REAL ESTATE
TRANSFER TAX

00237.00

FP326707

STATE TAX
STATE OF ILLINOIS

AUG. 29. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000035767

REAL ESTATE
TRANSFER TAX

00474.00

FP 102809

CITY TAX
CITY OF CHICAGO

AUG. 29. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001354

REAL ESTATE
TRANSFER TAX

03555.00

FP 102803

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EXHIBIT A

PARCEL 1: DWELLING UNIT 521 IN THE PARCH CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

SUB-PARCEL 1:

LOTS 10 TO 18 IN STORR'S SUBDIVISION OF BLOCK 30 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUB-PARCEL 2:

THE WEST 26 FEET OF LOT 3, ALL OF LOTS 4 TO 10 AND THE WEST 26 FEET OF LOT 11 ON THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 3:

ALL OF THE NORTH-SOUTH 10 FOOT WIDE VACATED ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 10 AND SAID WEST LINE OF LOT 4 PRODUCED NORTH 18 FEET AND LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 5 TO 9 ALSO ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 4, AND LYING WEST OF AND ADJOINING THE WEST LINE OF THE EAST 18 FEET OF SAID LOT 4 PRODUCED NORTH 18 FEET ALL IN THE SUBDIVISION OF BLOCK 31 IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUB-PARCEL 4:

ALL OF THE EAST-WEST 18 FOOT WIDE VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOTS 10 AND THE WEST 26 FEET OF LOT 11, LYING NORTH OF THE NORTH LINE OF LOT 4 AND THE WEST 26 FEET OF LOT 3, LYING WEST OF A LINE EXTENDING NORTH FROM THE NORTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 3 TO THE SOUTHEAST CORNER OF THE WEST 26 FEET OF SAID LOT 11 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF THE WEST 18 FEET OF LOT 4, ALL IN JOHNSTON, ROBERTS AND STORR'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership for Parch Chestnut Condominium recorded as Document No 6613910107 (the "Declaration"), together with its undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE 2, A LIMITED COMMON ELEMENT, AS DELINEATED AND DEFINED IN THE DECLARATION.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.